

**City of Eau Claire
Plan Commission Minutes
Meeting of December 4, 2017**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Brenholt, Granlund, Klinkhammer, Pederson, Seymour, Radabaugh;
Ms. Ebert and Ms. Mitchell

Staff Present: Messrs. Tufte, Genskow, Petrie and Ms. Basom

The meeting was chaired by Ms. Ebert.

1. REZONING (Z-1617-17) – C-3P to R-3P

COMMUNITY BASED RESIDENTIAL FACILITY (CBRF-2-17)

Mr. Radabaugh left his seat.

Mr. Tufte presented a request to rezone property from C-3P to R-3P, to adopt the general development plan and to allow for the exemption for Community Based Residential Facility (CBRF). The site plan shows two 20-unit assisted living and a phase two for an 80-unit multi-story assisted living building with shared parking and driveway for the site. The request is to allow special zoning permission for three CBRFs to be over 16 units and to be within 2,500 feet of another CBRF. Final site plan will be required for each phase of the project.

Matt Lyons with Azura Living, 1233 N. Mayfair Road, Milwaukee, WI spoke in support of the project. He currently, owns and operates one existing CBRF in Eau Claire off Damon Street. This new facility would be a two-phase project and the scale would be more of a residential feel.

Ms. Mitchell moved to recommend approval of the rezoning with the conditions noted in the staff report and Engineer's report. Mr. Pederson seconded and the motion carried.

2. CONDITIONAL USE PERMIT (CZ-1716-17 and MSP-1702) – Ground Sign

Mr. Radabaugh returned to his seat.

Mr. Petrie presented a request for a conditional use permit to allow for an existing ground sign to be enlarged to exceed 200 square feet in size and to amend the master sign plan for Oak Pointe Plaza Shopping Center located at 4070 Commonwealth Avenue. The applicant is proposing one additional tenant space, which would add 56 square feet to the existing sign. The sign would be 256 square feet for the multi-tenant shopping center.

Nick Brenner, 5101 Menard Drive, spoke in support of the project. He noted that national tenants prefer to have a ground sign when located in a shopping center.

Mr. Klinkhammer moved to approve the conditional use permit. Mr. Brenholt seconded and the motion carried.

3. FINAL PLAT (P-5-16) – Creek Ridge Phase II

Mr. Tufte presented a request for approval of the final plat for Creek Ridge II located off the west end of Creek Ridge Drive. The final plat shows 16 lots for single-family development. The development agreement for street and utility extension will be a separate item on the Council agenda.

Kent Peterson with Kent Homes was in attendance.

Mr. Pederson moved to recommend approval of the final plat. Mr. Klinkhammer seconded and the motion carried.

4. **FINAL CONDOMINIUM PLAT (P-5-17 AMD #1) – 222 Water Street Condominium**

Mr. Tufte presented a request approving of the final condominium plat located at 222 Water Street. The property is a four-story building with underground parking. This amendment will allow condominiums on the first floor.

Joe Miller, 301 Water Street, spoke in support of the project.

Mr. Klinkhammer moved to recommend approval of the final plat with the condition as noted in the report. Mr. Brenholt seconded and the motion carried.

5. **EXCESS LAND**

Ms. Basom presented 2300 1st Street is located in the West Bank Redevelopment District, a transfer of ownership is being proposed for a dollar. The transfer would allow the RDA to convey the properties to a developer at a later date.

No one spoke to this agenda item.

Ms. Mitchell moved to approve the excess land. Mr. Klinkhammer seconded and the motion carried.

6. **DISCUSSION/DIRECTION**

A. Town of Washington – Comprehensive Plan Update

Mr. Tufte noted an opportunity to comment on the draft comprehensive plan update for the Town of Washington. The past practice of the city is to provide comments to other jurisdictions on their comprehensive plans through this Commission.

Mr. Klinkhammer moved to accept the letter as drafted to the Town of Washington. Mr. Radabaugh seconded and the motion.

B. Code Compliance Items

None.

C. Future Agenda Items

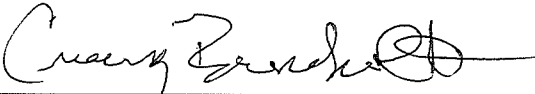
Ms. Mitchell noted January 10th is the annual volunteer breakfast at Hobbs Center. Mr. Tufte noted that the meeting for December 18th has been cancelled.

D. Additions or Corrections to Minutes

None.

7. **MINUTES**

The minutes of the meeting of November 20, 2017 were approved.



Craig Brenholt, Secretary